

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Site Plan

AFFECTED DISTRICT: 2

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: SPM 9-5-09, Rodeo Village, 5250 South University Drive (RM-10 and A-1)

EXECUTIVE SUMMARY: The request is to modify the previously approved townhouse project into a 48 bedroom assisted living facility. The original project included a total of 5 buildings. Two buildings and a recreation area along the south side of the property will be eliminated and replaced by parking and garden areas. The other 3 buildings on the north side, adjacent to the wetland mitigation area, will maintain the same footprint but interior changes will convert the building into an assisted living facility. A single-family lot is also proposed on the east side of the parcel (essentially the same as the previously approved townhouse project).

Note that the previously approved townhouse development included an equestrian facility at the center of the parcel. The equestrian facility would have been accessible from both University Drive and SW 76th Ave. The site plan presented to the Site Plan Committee showed the equestrian facility with a gated access point that would have allowed restricted access between 76th Ave. and the remainder of the parcel. The equestrian facility and the gated access point have since been eliminated by the applicant.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the April 27, 2010 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Engel, to approve subject to the staff's comments as well as the following: 1) that the applicant would switch out all the Silver Buttonwoods for Cocoplums on the landscape plan; 2) that the "Royals" on University Drive would be included as part of the tree count; 3) the applicant would provide a protection plan around

existing trees; 4) the applicant shall add an irrigation plan and review it with staff; 5) the five Sabal Palm trees on the rear driveway by the park should be replaced with five Royal Palms; 6) the driveway exit on the rear of the property shall be narrowed to approximately 20-feet depending on Engineering and the applicant agreed that it would only be used for service and should always remain gated; 7) the applicant would review the truck radiuses and shall ensure that prior to Council it has been reviewed with Engineering that all trucks and fire trucks could make the radius turns and that they were properly reflected on the plan; 8) the applicant would review adding additional handicapped spaces throughout the site provided that it did not require them to go below the Code requirements; 9) the applicant would install a generator system on the lift station; and 10) the buildings would have a backup generator system, not necessarily full generator systems for all the buildings; however, some generators for the buildings to provide minimal service with one area in the building that would be fully operational so the residents would not need to be removed. It was confirmed by the petitioner that it would be the main building - Building One, which houses the cafeteria, administration, bathrooms, and social areas. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Crowley – yes; Mr. Engel - yes.
(Motion carried 5-0)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Attachment(s): Planning Report, Exhibits

Application: SPM 9-5-09/09-114/Rodeo Village
Original Report Date: 04/12/10

Revision: 04/29/10

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner

Name: Matrix University LLC
Address: 1424 Collins Avenue
City: Miami Beach, Florida, 33139
Phone: (786)395-3303

Petitioner

Name: Pillar Consultants, Inc.
Address: 5230 S. University Drive, Suite 104
City: Davie, FL 33328
Phone: (954) 680-6533

Background Information

Petitioner Request: Approval for the conversion of a previously approved townhomes project into an assisted living facility.

Address: 5250 South University Drive

Location: Generally located between University and 76th Avenue, north of Stirling Road

Future Land

Use Plan Map: Residential 10 DU/AC and Residential 3 DU/AC

Zoning: RM-10, Medium Density Dwelling District, and
A-1, Agricultural District

Existing Use: Vacant

Parcel Size: 7.029 gross acres (306,194 square feet)

Surrounding Properties:

	Land Use Designation	Zoning District	Current Use
North	Residential 10 DU/AC, commercial flexibility applied/Residential 3 DU/AC	B-3, Planned Business Center District/A-1, Agricultural District	University Place (office complex)/Single family dwelling
South	Utilities and	U, Utilities District/CC,	Florida Power & Light

	Commerce/Office	Commerce Center District	Timberlake Substation/Plant Nursery
East	Residential 1 DU/AC	RS, Recreation/Open Space District	Wolf Lake (Town of Davie Park)
West	Commercial	B-3, Planned Business Center District	Regency Commons Office Complex

Zoning History

Related zoning history:

On April 16, 1986, Town Council adopted Ordinance No. 86-16 to rezone the subject site from A-1, Agricultural District to B-3, Planned Business Center District, by assigning 4.77 acres commercial flexibility to the subject site. The rezoning approval was subject to a deed restriction limiting the property for the following uses: business office and studios, medical and professional office and medical laboratories, drug store, restaurants and coffee shops, personal services, bank and savings and loans, art gallery, travel agent, real estate office, insurance office, private schools up to 3,000 square feet, office supplies and equipment sales (**repeal of the above deed restriction was approved by Town Council on January 19, 2005**).

Previous Requests on same property:

Rezoning Application (ZB 5-3-04, Matrix University) changing the site from B-3, Planned Business Center District to RM-10, Medium Density Dwelling District, was approved on January 19, 2005, subject to no through access to SW 76 Avenue, except for recreation/equestrian uses, and one (1) of the townhouse units being designated as an affordable housing unit, and rescinding Ordinance 84-16.

Plat Application (SP 3-3-05, Rodeo Village) for the plat known as “Rodeo Village” was approved by Town Council on February 15, 2006.

Site Plan Application (SP 3-5-05, Rodeo Village) for forty-seven (47) townhouse units with a recreation area and equestrian facility, and one (1) single family detached dwelling was approved by Town Council on April 19, 2006.

Concurrent Requests on same property:

Delegation Request (DG 1-2-10, Rodeo Village) restricting the plat to 188 bed assisted living facility and one (1) single family detached dwelling.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Article XII of the Land Development Code, Subdivisions and Site Plans.

Land Development Code, Section §12-24 (I) (5), RM-10, Multifamily Medium Dwelling District. The RM-8 and RM-10 Districts are intended to implement the ten (10) dwelling units per acre residential classification of the Town of Davie Future Land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for medium density multiple family dwelling districts in the Town of Davie.

Land Development Code, Section §12-81 (C), Conventional Multifamily Development Standards, RM-10, Low Medium Dwelling District requires the following minimums: lot area of 7,000 square feet, 100' frontage, 20' between buildings, 20' side setback, 25' front and rear setback, and the following maximums: height 35', 40% building coverage.

Land Development Code, Section 12-205 (5), requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, policy 7-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Land Use Compatibility and Community Appearance, Policy 20-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The request is to modify the previously approved townhouse project into a 48 bedroom assisted living facility. The original project included a total of 5 buildings. Two buildings and a recreation area along the south side of the property will be eliminated and replaced by parking and garden areas. The other 3 buildings at the north side, adjacent to the wetland mitigation area, will maintain the same footprint but interior changes will convert the building into an assisted living facility. A single-family lot at the east side of the parcel is also proposed (as had been in the previous townhouse development). **Note that the equestrian facility and amenities approved as per the original townhouse project and shown at the time of Site Plan Committee review have since been eliminated by the applicant.**
2. *Architecture:* The architecture of the building reflects a Florida Vernacular design with a metal roof, scored stucco finish, wood trellis and metal railings. The exterior of the building is painted with the following colors: "Aquatint" and "Blue Click" (main building); "Glisten Yellow" (accent building); "and "Pure White" (columns).
3. *Access and Parking:* The proposed site plan maintains the access to University Drive (36' opening). The single-family lot has an existing 25' easement running from SW 76th Ave. to the interior of the parcel. The site plan presented to the Site Plan Committee showed the 25' easement area as a "recreation trail and equestrian service access", #####.

The site plan exceeds the requirements of the Town of Davie Land Development Code by providing 64 parking spaces (58 required).

4. *Lighting:* The lighting design meets the minimum illumination standards of the Land Development Code requirements and is in compliance with the newly adopted Town of Davie Land Development Code “night sky” requirements.
 5. *Signage:* Signage is not part of this site plan application. All signs must meet code prior to the issuance of a building permit.
 6. *Landscaping:* The landscape plan meets requirements as indicated in the Town of Davie, Land Development Code. The north buffer coincides with the wetland mitigation area. The landscape plans show Dahoon Holly and Silver Bottom at the landscape buffers. Live Oaks are indicated throughout the proposed flower & vegetable gardens. In addition, Royal Ponciana trees are shown along University Drive.
 7. *Drainage:* Approval from Central Broward Water Control District (CBWCD) was obtained on February 10, 2010 (see attached letter).
 8. *Trails:* The Driftwood Park Trail is located along University Drive right-of-way adjacent to the subject site. This trail will accommodate pedestrian connection to and from the subject site and will also provide access numerous Davie sites and other trails. In addition, the site depicts a 25’ recreation trail and equestrian service access to SW 76 Avenue.
 9. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire. The applicant obtained concurrency determination from all Town departments.
 10. *Compatibility:* The proposed assisted living facility can be considered compatible with the surrounding residential uses.
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Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. As per §12-33(JJ), provide dumpster enclosure. The enclosure shall have gates designed to meet Crime Prevention Through Environmental Design (CPTED) guidelines.

2. Demonstrate internal circulation for emergency vehicles, garbage trucks or moving trucks with hidden or dashed line, thirty-eight (38') foot inner radii and fifty (50') foot outer radii.
3. Staff recommends providing decorative (i.e. pavers) crosswalks at the entrance points of the development, as well as, internal sidewalk crossings.

Engineering Division:

1. Applicant has addressed all engineering review comments.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at 5250 South University Drive (Subject Site) on October 19 and 26, 2009. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The proposed site plan is consistent with the Land Development Code as it relates to access, location, size, and use. The use as assisted living facility and a single family dwelling will be compatible with the Future Land Use Plan Map.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the April 27, 2010 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Engel, to approve subject to the staff's comments as well as the following: 1) that the applicant would switch out all the Silver Buttonwoods for Cocoplums on the landscape plan; 2) that the "Royals" on University Drive would be included as part of the tree count; 3) the applicant would provide a protection plan around existing trees; 4) the applicant shall add an irrigation plan and review it with staff; 5) the five Sabal Palm trees on the rear driveway by the park should be replaced with five Royal Palms; 6) the driveway exit on the rear of the property shall be narrowed to approximately 20-feet depending on Engineering and the applicant agreed that it would only be used for service and should always remain gated; 7) the applicant would review the truck radiuses and shall ensure that prior to Council it has been reviewed with Engineering that all trucks and fire trucks could make the radius turns and that they were properly reflected on the plan; 8) the applicant would review adding additional handicapped spaces throughout the site provided that it did not require them to go below the Code requirements; 9) the applicant would install a generator system on the lift station; and 10) the buildings would have a backup generator system, not necessarily full generator systems for all the buildings; however, some generators for the buildings to provide minimal service with one area in the building that would be fully operational so the residents would not need to be removed. It was confirmed by the petitioner that it would be the main building - Building One, which houses the cafeteria, administration, bathrooms, and social areas. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Crowley – yes; Mr. Engel - yes. **(Motion carried 5-0)**

Town Council Action

Exhibits

1. Mail-out Map
 2. Mail-out
 3. Public Participation Notice
 4. Public Participation Sign-in Sheets
 5. Public Participation Report
 6. Applicant's Letter Regarding CBWCD
 7. Future Land Use Plan Map
 8. Aerial, Zoning, and Subject Site Map
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Prepared by: _____
Reviewed by: _____

File Location: P&Z\Development Applications\Applications\SP_Site Plan\MSP_09\SPM 9-5-09 Rodeo Village

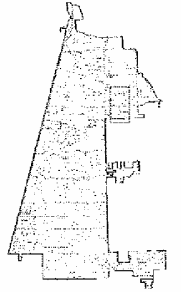
1,000 radius Buffer SPM 9-5-09



- ☐ Town Boundary
- Streets
 - DEDICATION
 - STATE RD
 - COUNTY RD
 - LOCAL PAVED RD
 - LOCAL UNPAVED RD
 - PRIVATE RD
- Parcels
- Water_Features
- Parks



899 ft



GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

NAME_LINE_	ADDRESS_LI	ADDRESS__1
LOGAN,LANA	10211 PINES BLVD #113	PEMBROKE PINES FL33026
WOLF IN THE WOODS INC	10445 CANTERBURY CT	DAVIE FL33328
LEE,ANTHONY	11080 SW 23RD ST	DAVIE FL33324
REARICK,PILAR	1201 S OCEAN DR #1001 SOUTH	HOLLYWOOD FL33019
JACKSON,KAREN	1219 HIBISCUS AVE	POMPANO BEACH FL33062
ACTION REALTY &	1322 MADISON ST	HOLLYWOOD FL33019
SAFI,NAZIEMUL	1383 E 14 ST	BROOKLYN NY11230
JP SCHUMACKER HOLDINGS OF FL LLC	1389 NW 136 AVE	SUNRISE FL33323
NABIZADEH,ZAHRA P TRSTEE	13930 MANDRIN OAKS LN	JACKSONVILLE FL32223
MATRIX UNIVERSITY LLC	1424 COLLINS AVE	MIAMI BEACH FL33139
MATRIX UNIVERSITY LLC	1424 COLLINS AVE	MIAMI BEACH FL33139
MATRIX UNIVERSITY LLC	1424 COLLINS AVE	MIAMI BEACH FL33139
BANOUB,KAMAL N &	14354 STAMFORD CIR	ORLANDO FL32826
ARZILLO,SALVATORE JR & ARLENE	146 WALNUT RIDGE DR	HOSCHTON GA30548
GORE,MISTY	16717 W HAMLIN AVE	CLEWISTON FL33440
DAVIE PROFESSIONAL PLAZA LLC	1820 N CORPORATE LAKES #207	WESTON FL33327
NIAZOV,SHLOMY	18451 NW 24 ST	PEMBROKE PINES FL33029
SHARABI,RUTH	18451 NW 24 ST	HOLLYWOOD FL33029
EVEREST STORAGE II LLC	199 S LOS ROBLES AVE #200	PASADENA CA91001
SADDLE UP TOWNHOMES ASSN INC	2045 SW 127 AVE	DAVIE FL33325
SADDLE UP TOWNHOMES ASSN INC	2045 SW 127 AVE	DAVIE FL33325
SADDLE UP TOWNHOMES ASSN INC	2045 SW 127 AVE	DAVIE FL33325
JOEL,TERRANCE A	2100 FOREST LAKE PL	MARTINEZ CA94553
TRANSAMERICAN LAND CORP	2121 PONCE DE LEON BLVD STE 1250	CORAL GABLES FL33134
TRANSAMERICAN LAND CORP	2121 PONCE DE LEON BLVD STE 1250	CORAL GABLES FL33134
POINCIANA'S SOUTHWOOD INC	2421 SW 127 AVE	DAVIE FL33325
POZNANSKI,ISAAC	2546 N 38 AVE	HOLLYWOOD FL33021
SEIDLE,BETTY &	2900 NW 36 ST	MIAMI FL33142
BIRNBAUM,MARIE A	294 BLACKHEATH ROAD	LONG BEACH NY11561
UNIVERSITY PARK PROPERTIES LP	31515 ROBERTA DR	BAY VILLAGE OH44140
UNIVERSITY PARK PROPERTIES LP	31515 ROBERTA DR	BAY VILLAGE OH44140
ROTHENBERGER,EUGENE R	34 E PHILADELPHIA AVE	BOYERTOWN PA19512
744 SW 73 AVE ENTERPRISE	3450 SW 3 AVE	MIAMI FL33145
MIAH,MOHAMMAD M	3460 N ANDREWS AVE	OAKLAND PARK FL33309
FLR COMPANY LLC	350 S OCEAN BLVD #10B	BOCA RATON FL33432
FLR COMPANY LLC	350 S OCEAN BLVD #10B	BOCA RATON FL33432
SCHUMACKER RECREATION CO LLC	4380 OAKES ROAD STE 802	DAVIE FL33314
GOLDSTEIN,ELIAS &	4691 S UNIVERSITY DR	DAVIE FL33328
SHARAFL LLC	48 MOUNTAIN BROOK RD	WEST HARTFORD CT06117
ZVI,DAVID	4957 SW 33 TER	FORT LAUDERDALE FL33312
BLACKFORD,STEVEN B	5000 S UNIVERSITY DR	DAVIE FL33328
SCARBROUGH,DANA	5002 S UNIVERSITY DR	DAVIE FL33328
STONE,KATHRYN A	5004 S UNIVERSITY DR	DAVIE FL33328
DE NOBRIGA,LANCEWORTH & MYRNA	5006 S UNIVERSITY DR	DAVIE FL33328
KENT,KENNETH 1/2 INT	501 LAKESHORE BLVD	SAINT CLOUD FL34769
CAPDEVILLE,LARRY	5010 S UNIVERSITY DR	DAVIE FL33328
BALL,THEODORE M II EST	5012 S UNIVERSITY DR	DAVIE FL33328
LETCHER,FRANK T & JOSEPHINE V	5014 S UNIVERSITY DR	DAVIE FL33328
MCLAUGHLIN,SCOTT	5016 S UNIVERSITY DR	DAVIE FL33328
COHEN,LAURA A	5018 S UNIVERSITY DR	DAVIE FL33328
YOUNG,KAREN G	5020 S UNIVERSITY DR	DAVIE FL33328

MANNING,MICHAEL LOUIS	5022 S UNIVERSITY DR	DAVIE	FL33328
GENERETTE,ULYNN C 1/3 INT EA	5024 S UNIVERSITY DR	DAVIE	FL33328
ERDELYI,SCOTT	5026 S UNIVERSITY DR	DAVIE	FL33328
AREBALO,ALBERTO F & C 1/2 INT	5028 S UNIVERSITY DR	DAVIE	FL33328
SANTUCCIO,FRANK & LINDA E	5030 S UNIVERSITY DR	DAVIE	FL33328
BOISVERT,COLETTE E	5032 S UNIVERSITY DR	DAVIE	FL33328
MARLER,KATHY A	5034 S UNIVERSITY DR	DAVIE	FL33328
CRAIN,DAVID A & SANDRA W	5036 S UNIVERSITY DR	DAVIE	FL33328
ALTMAN,STEVEN	5038 S UNIVERSITY DR	DAVIE	FL33328
HEMPEL,CARLOS J 1/2 INT	5040 S UNIVERSITY DR	DAVIE	FL33328
MILLER,LEA P	5042 S UNIVERSITY DR	DAVIE	FL33328
SYLVAIN,PROSPER &	5044 S UNIVERSITY DR	DAVIE	FL33328
HOLTON,ELINOR	5046 S UNIVERSITY DR	DAVIE	FL33328
VASSILOPOULOS,JOHN-PAUL	5048 S UNIVERSITY DR	DAVIE	FL33328
HOLCOMBE,KAREN H	5050 S UNIVERSITY DR	DAVIE	FL33328
HENSLEY,JOANNA &	5052 S UNIVERSITY DR	DAVIE	FL33328
PINEIRO,JORGE JR	5054 S UNIVERSITY DR	DAVIE	FL33328
SMITH,PAUL M	5056 S UNIVERSITY DR	DAVIE	FL33328
KO,MARY 1/2 INT EA	5058 S UNIVERSITY DR	DAVIE	FL33328
ROJAS,NURIA	5060 S UNIVERSITY DR	DAVIE	FL33328
IYER,DANPANI 1/2 INT	5062 S UNIVERSITY DR	DAVIE	FL33328
AMRICH,JOANNE L	5064 S UNIVERSITY DR	DAVIE	FL33328
YABLON,JUDITH C	5066 S UNIVERSITY DR	DAVIE	FL33328
VAN BALEN-ORTEGA,SUSANNE	5068 S UNIVERSITY DR	DAVIE	FL33328
WILLIAMS,ALECIA	5070 S UNIVERSITY DR	DAVIE	FL33328
MIZINOVA,ILIANA J	5072 S UNIVERSITY DR	DAVIE	FL33328
MARQUES,LYDIA 1/3 INT	5074 S UNIVERSITY DR	DAVIE	FL33328
BELL,STEPHANIE C	5076 S UNIVERSITY DR	DAVIE	FL33328
DOUBERLEY,JOSEPH & LUCY	5078 S UNIVERSITY DR	DAVIE	FL33328
ROMERO,JUAN CARLOS 1/2 INT	5080 S UNIVERSITY DR	DAVIE	FL33328
ROHRER,WENDY	5082 S UNIVERSITY DR	DAVIE	FL33328
SMITH,STEPHEN M & DEBBIE L	5084 S UNIVERSITY DR	DAVIE	FL33328
SWANSON,HOLLY	5086 S UNIVERSITY DR	DAVIE	FL33328
MATATOF MATTHEW DANIEL	5087 MADISON LAKES CIR	DAVIE	FL33328
BRANTLEY,BILLY & ALISON	5088 S UNIVERSITY DR	DAVIE	FL33328
ZHONG,WEIHUA	5090 S UNIVERSITY DR	DAVIE	FL33328
DIAMOND,JUSTIN	5092 S UNIVERSITY DR UNIT 5092	DAVIE	FL33328
ANCONETANI,GRISSELDA 1/2 INT EA	5094 S UNIVERSITY DR	DAVIE	FL33328
SANTORSOLA,LINDA M	5095 MADISON LAKES CIR E	DAVIE	FL33328
WANG,HSIN-CHIH HSU	5096 S UNIVERSITY DR	DAVIE	FL33328
MAYOR,SONIA M	5100 S UNIVERSITY DR	DAVIE	FL33328
RIMBOECK,MICHELLE C LE	5102 S UNIVERSITY DR	DAVIE	FL33328
SIMHON,YARON	5103 MADISON LAKES CIR E	DAVIE	FL33328
CROWLEY,CATHERINE	5106 S UNIVERSITY DR	DAVIE	FL33328
JOAN LERIGER REVOC TRUST	5110 S UNIVERSITY DR	DAVIE	FL33328
PANYTSCH,GEORGE 1/2 INT EA	5111 MADISON LAKES CIR E	DAVIE	FL33328
LICARI,VINCENT	5112 S UNIVERSITY DR	DAVIE	FL33328
COLEGAS,MARIA	5116 S UNIVERSITY DR	DAVIE	FL33328
KELLNER,ROBERT E	5118 S UNIVERSITY DR	DAVIE	FL33328
BILLIE,WANDA LEE	5119 MADISON LAKES CIR E	DAVIE	FL33328
MARTI,CHARLES &	5122 S UNIVERSITY DR	DAVIE	FL33328
OWOC,JACK A & VICKI J	5124 S UNIVERSITY DR	DAVIE	FL33328

[illegible]

QUALITY ESTATE HOMES LLC	6790 NW 83 TER	PARKLAND	FL33067
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GUTIERREZ, LOUIS	7630 S SOUTHWOOD CIR	DAVIE	FL33328
HURTADO, SHEELA L	7661 S SOUTHWOOD CIR	DAVIE	FL33328
LEAHY, SCOTT E & LYNN M	7690 S SOUTHWOOD CIR	DAVIE	FL33328
SOSTIZZO, MARIO & SUZI R	7720 S SOUTHWOOD CIR	DAVIE	FL33328
YE, SHUSHENG	7750 S SOUTHWOOD CIR	DAVIE	FL33328
KNOPMAN, DANIEL	7751 S SOUTHWOOD CIR	DAVIE	FL33328
FRANKL, WARREN &	7780 S SOUTHWOOD CIR	DAVIE	FL33328
GLASSMAN, CHAD B	7781 S SOUTHWOOD CIR	DAVIE	FL33328
NGUYEN, HUNG &	7830 S SOUTHWOOD CIR	DAVIE	FL33328
BRESLIN, ANGELA	7831 S SOUTHWOOD CIR	DAVIE	FL33328
MUNOZ, PORFIRIO D 1/2 INT	7861 S SOUTHWOOD CIR	DAVIE	FL33328
CHEN, WEN FANG & ZHONG MING	7890 S SOUTHWOOD CIR	DAVIE	FL33328
KURE, GINA &	7891 S SOUTHWOOD CIR	DAVIE	FL33328
HASSAN, SUSAN E	7920 S SOUTHWOOD CIR	DAVIE	FL33328
PARKER, ANDREW A	7921 S SOUTHWOOD CIR	DAVIE	FL33328
DE LA CRUZ, ROLANDO	7950 S SOUTHWOOD CIR	DAVIE	FL33328
BERRIGAN, NANCY	7951 S SOUTHWOOD CIR	DAVIE	FL33328
GARCIA, SONIA E	7981 S SOUTHWOOD CIR	DAVIE	FL33328
LEVESQUE, PAULINE	8101 S MADISON LAKES CIR	DAVIE	FL33328
BOFSHEVER, JONATHAN & ROBYN	8109 MADISON LAKES CIR S	DAVIE	FL33328
GROSS, SOHANNY	8117 MADISON LAKES CIR S	DAVIE	FL33328
CRISTEA, TEODOR & MIORIKA	8125 MADISON LAKES CIR S	DAVIE	FL33328
NIDUVITCH, LAURA	8133 MADISON LAKES CIR S	DAVIE	FL33328
BARRON, JAMES K & LILLIAN M	8541 SW 30 ST	DAVIE	FL33328
CUTLER, LAURIE K	9421 SW 49 ST	DAVIE	FL33328
FLORIDA POWER & LIGHT CO	PO BOX 14000	COOPER CITY	FL33328
FLA POWER & LIGHT CO	PO BOX 14000	JUNO BEACH	FL33408
MAYO, CHRISTINA M TR	PO BOX 292256	JUNO BEACH	FL33408
REGENCY COMMONS OF BROWARD INC	PO BOX 661169	DAVIE	FL33329

RNUM	ADDRESS_1	ADDRESS_2	C_S_Z
Current Occupant	4855 SW 82 AVE	UNIT 1	DAVIE FL 33328
Current Occupant	4855 SW 82 AVE	UNIT 2	DAVIE FL 33328
Current Occupant	4950 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	4950 UNIVERSITY DR		DAVIE FL 33328
Current Occupant	4990 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	4998 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5000 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5000 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5000 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5000 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5000 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5000 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5000 S UNIVERSITY DR	UNIT 13	DAVIE FL 33328
Current Occupant	5001 S UNIVERSITY DR	UNIT A	DAVIE FL 33328
Current Occupant	5001 S UNIVERSITY DR	UNIT D	DAVIE FL 33328
Current Occupant	5001 S UNIVERSITY DR	UNIT F & G	DAVIE FL 33328
Current Occupant	5001 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5001 S UNIVERSITY DR	UNIT B	DAVIE FL 33328
Current Occupant	5001 S UNIVERSITY DR	UNIT H	DAVIE FL 33328
Current Occupant	5001 S UNIVERSITY DR	UNIT J	DAVIE FL 33328
Current Occupant	5001 S UNIVERSITY DR	UNIT K	DAVIE FL 33328
Current Occupant	5001 S UNIVERSITY DR	UNIT C	DAVIE FL 33328
Current Occupant	5001 S UNIVERSITY DR	UNIT A - G	DAVIE FL 33328
Current Occupant	5001 S UNIVERSITY DR	UNIT E	DAVIE FL 33328
Current Occupant	5001 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5002 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5004 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5006 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5008 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5010 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5012 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5014 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5014 S UNIVERSITY DR	UNIT 12	DAVIE FL 33328
Current Occupant	5016 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5018 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5020 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5022 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5024 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5026 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5028 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5030 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5032 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5034 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5036 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5038 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5040 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5042 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5044 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5044 S UNIVERSITY DR	UNIT 16	DAVIE FL 33328
Current Occupant	5046 S UNIVERSITY DR		DAVIE FL 33328

[illegible]

Current Occupant	5110 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5110 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5111 E MADISON LAKES CIR	DAVIE FL 33328
Current Occupant	5111 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5112 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5113 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5115 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5116 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5117 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5118 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5119 E MADISON LAKES CIR	DAVIE FL 33328
Current Occupant	5119 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5121 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5122 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5122 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5123 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5124 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5125 SW 76 AVE	DAVIE FL 33314
Current Occupant	5125 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5126 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5126 SW 76 AVE	DAVIE FL 33314
Current Occupant	5127 E MADISON LAKES CIR	DAVIE FL 33328
Current Occupant	5127 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5128 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5129 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5130 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5130 S UNIVERSITY DR UNIT 11	DAVIE FL 33328
Current Occupant	5131 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5131 S UNIVERSITY DR UNIT 16	DAVIE FL 33328
Current Occupant	5132 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5133 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5134 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5134 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5135 E MADISON LAKES CIR	DAVIE FL 33328
Current Occupant	5135 S UNIVERSITY DR UNIT 17 & 18	DAVIE FL 33328
Current Occupant	5136 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5136 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5137 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5138 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5139 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5140 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5141 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5142 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5143 E MADISON LAKES CIR	DAVIE FL 33328
Current Occupant	5143 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5144 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5145 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5146 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5147 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5148 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5149 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5150 S UNIVERSITY DR	DAVIE FL 33328

Current Occupant	5151 E MADISON LAKES CIR	DAVIE FL 33328
Current Occupant	5151 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5151 SW 76 AVE	DAVIE FL 33328
Current Occupant	5151 SW 76 AVE	DAVIE FL 33328
Current Occupant	5152 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5153 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5154 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5154 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5155 E MADISON LAKES CIR	DAVIE FL 33328
Current Occupant	5155 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5155 SW 76 AVE	DAVIE FL 33328
Current Occupant	5156 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5157 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5158 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5159 E MADISON LAKES CIR	DAVIE FL 33328
Current Occupant	5159 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5160 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5161 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5162 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5162 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5163 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5164 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5165 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5166 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5167 E MADISON LAKES CIR	DAVIE FL 33328
Current Occupant	5167 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5168 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5169 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5170 S UNIVERSITY DR UNIT 6	DAVIE FL 33328
Current Occupant	5170 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5171 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5172 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5172 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5173 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5174 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5174 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5175 E MADISON LAKES CIR	DAVIE FL 33328
Current Occupant	5175 SW 76 AVE	DAVIE FL 33328
Current Occupant	5175 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5176 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5177 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5178 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5179 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5180 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5181 UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5182 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5182 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5183 E MADISON LAKES CIR	DAVIE FL 33328
Current Occupant	5183 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5184 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5185 S UNIVERSITY DR	DAVIE FL 33328
Current Occupant	5186 S UNIVERSITY DR	DAVIE FL 33328

[illegible]

Current Occupant	5220 S UNIVERSITY DR	UNIT 208C	DAVIE FL 33328
Current Occupant	5220 S UNIVERSITY DR	UNIT 209C	DAVIE FL 33328
Current Occupant	5220 S UNIVERSITY DR	UNIT 210C	DAVIE FL 33328
Current Occupant	5220 S UNIVERSITY DR	UNIT 211C	DAVIE FL 33328
Current Occupant	5220 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5220 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5230 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5230 S UNIVERSITY DR	UNIT 101D	DAVIE FL 33328
Current Occupant	5230 S UNIVERSITY DR	UNIT 102D	DAVIE FL 33328
Current Occupant	5230 S UNIVERSITY DR	UNIT 103D	DAVIE FL 33328
Current Occupant	5230 S UNIVERSITY DR	UNIT 104D	DAVIE FL 33328
Current Occupant	5230 S UNIVERSITY DR	UNIT 105D	DAVIE FL 33328
Current Occupant	5230 S UNIVERSITY DR	UNIT 106D	DAVIE FL 33328
Current Occupant	5236 SW 82 AVE		DAVIE FL 33328
Current Occupant	5240 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5240 S UNIVERSITY DR	UNIT 101E	DAVIE FL 33328
Current Occupant	5240 S UNIVERSITY DR	UNIT 102E	DAVIE FL 33328
Current Occupant	5240 S UNIVERSITY DR	UNIT 103E	DAVIE FL 33328
Current Occupant	5240 S UNIVERSITY DR	UNIT 104E	DAVIE FL 33328
Current Occupant	5240 S UNIVERSITY DR	UNIT 105E	DAVIE FL 33328
Current Occupant	5240 S UNIVERSITY DR	UNIT 106E	DAVIE FL 33328
Current Occupant	5250 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5251 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5255 SW 76 AVE		DAVIE FL 33328
Current Occupant	5281 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5299 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5300 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5306 SW 76 AVE		DAVIE FL 33314
Current Occupant	5306 SW 76 AVE		DAVIE FL 33314
Current Occupant	5306 SW 76 AVE		DAVIE FL 33314
Current Occupant	5306 SW 76 AVE		DAVIE FL 33314
Current Occupant	5308 SW 76 AVE		DAVIE FL 33314
Current Occupant	5325 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5325 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5325 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5350 SW 76 AVE		DAVIE FL 33314
Current Occupant	5350 SW 76 AVE		DAVIE FL 33314
Current Occupant	5351 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5355 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5355 SW 76 AVE		DAVIE FL 33328
Current Occupant	5360 S UNIVERSITY DR	UNIT A	DAVIE FL 33328
Current Occupant	5364 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5364 S UNIVERSITY DR	UNIT B	DAVIE FL 33328
Current Occupant	5365 SW 76 AVE		DAVIE FL 33328
Current Occupant	5370 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5370 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5370 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5370 S UNIVERSITY DR	UNIT E	DAVIE FL 33328
Current Occupant	5370 S UNIVERSITY DR	UNIT D	DAVIE FL 33328
Current Occupant	5370 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5395 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 310	DAVIE FL 33328

[illegible]

Current Occupant	5400 S UNIVERSITY DR	UNIT 416B	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT B 501	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT B 506	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 507	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT B 508	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT B 603	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 219	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 414	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 103	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 654	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 119	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 118	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 305	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 301	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 311	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 302	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 413	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 3-302	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 604L	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 415	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT B 601	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 109	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 401	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 503	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 416A	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 408	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 401	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 407B	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 206A	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 206B	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 700	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 409	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR	UNIT 215	DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5400 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5400 SW 76 AVE		DAVIE FL 33314
Current Occupant	5400 UNIVERSITY DR	UNIT 214	DAVIE FL 33328
Current Occupant	5400 UNIVERSITY DR	UNIT 216	DAVIE FL 33328
Current Occupant	5402 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5403 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5455 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5455 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5465 S UNIVERSITY DR		DAVIE FL 33328
Current Occupant	5480 SW 76 AVE		DAVIE FL 33314
Current Occupant	5480 SW 76 AVE		DAVIE FL 33314
Current Occupant	5801 SW 76 AVE		DAVIE FL 33328
Current Occupant	7600 S RAGON RD		DAVIE FL 33328
Current Occupant	7600 S SOUTHWOOD CIR		DAVIE FL 33328
Current Occupant	7601 S RAGON RD		DAVIE FL 33328
Current Occupant	7610 S RAGON RD		DAVIE FL 33328
Current Occupant	7611 S RAGON RD		DAVIE FL 33328

Current Occupant	7620 S RAGON RD	DAVIE FL 33328
Current Occupant	7621 S RAGON RD	DAVIE FL 33328
Current Occupant	7630 S RAGON RD	DAVIE FL 33328
Current Occupant	7630 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7631 S RAGON RD	DAVIE FL 33328
Current Occupant	7640 S RAGON RD	DAVIE FL 33328
Current Occupant	7641 S RAGON RD	DAVIE FL 33328
Current Occupant	7660 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7661 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7680 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7690 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7690 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7691 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7702 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7703 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7710 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7711 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7718 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7719 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7720 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7721 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7726 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7727 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7734 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7735 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7742 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7743 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7750 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7750 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7751 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7751 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7758 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7759 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7766 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7767 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7774 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7775 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7780 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7781 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7782 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7783 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7790 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7791 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7799 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7804 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7807 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7812 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7815 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7820 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7823 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7828 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7830 S SOUTHWOOD CIR	DAVIE FL 33328

Current Occupant	7831 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7831 S SOUTHWOOD CIF UNIT 5-27	DAVIE FL 33328
Current Occupant	7831 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7836 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7839 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7844 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7847 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7852 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7855 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7860 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7860 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7861 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7863 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7868 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7871 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7876 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7879 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7884 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7887 RODEO VILLAGE PL	DAVIE FL 33328
Current Occupant	7890 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7891 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7920 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7921 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7950 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7951 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7980 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7981 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	7982 S SOUTHWOOD CIR	DAVIE FL 33328
Current Occupant	8101 S MADISON LAKES CIR	DAVIE FL 33328
Current Occupant	8109 S MADISON LAKES CIR	DAVIE FL 33328
Current Occupant	8117 S MADISON LAKES CIR	DAVIE FL 33328
Current Occupant	8125 S MADISON LAKES CIR	DAVIE FL 33328
Current Occupant	8133 S MADISON LAKES CIR	DAVIE FL 33328
Current Occupant	9999 S UNIVERSITY DR UNIT 121	DAVIE FL 33328

MEETING NOTICE

**Address: 5250 S. University Drive
Davie, FL**

Date: 10/08/2009

**Re: Citizen Participation Plan Meeting for: Site Plan Modification
Project Number: SPM 9-5-09**

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to Rodeo Village for a parcel located at 5250 S. University Drive, Davie, FL.

Our intention is to modify the existing approved site plan of 47 townhouses and propose the development of a 94-room Assisted Living Facility in its place.

Copy of proposed exterior look of the project is enclosed herein as Exhibit A.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to the Town initiating their review of the application. We have scheduled the following meetings:

First Citizen Participation Meeting:

Date: Monday, October 19th, 2009
Time: 5:30 PM
Location: 5250 S. University Drive, Davie, FL

Second Citizen Participation Meeting:

Date: Monday, October 26th, 2009
Time: 5:30 PM
Location: 5250 S. University Drive, Davie, FL

If you wish to submit written comments, please send them to:

Matrix University LLC/ Rodeo Village

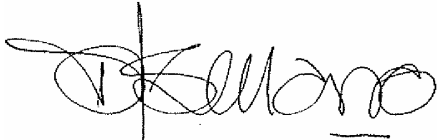
C/O: Daniel Serrano

1570 Kennedy Causeway

North Bay Village, FL 33141

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Serrano', with a vertical line drawn through the middle of the signature.

Daniel Serrano

Matrix University, LLC

Attachments:

Exhibit A: Proposed Project- Exterior look

Location Map

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING I

(Date) 10/19/09

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Suzana Capdeville	5010 S. University Drive	(954) 434-0504
Marcelo Tenenbaum	5250 S University Dr.	305-803-7381
Miguel A. Wilensky	5250 S University Dr.	305-343-0570
Daniel Serrano	5250 S University Dr.	305 321 5887

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING II.

(Date) 10/26/07

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Miguel Angel Wilensky	5250 S. University Dr.	305 343 0570
Daniel Serrano	5250 S. University Dr.	305 321-5887
Harold Tenenbaum	5250 S. University Dr.	305 803 7381

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING 1

(The following information should be minutes of the first public hearing meet)

(All letters and/ or phone calls received by the applicant from the public prior to the first Public Participation Meeting shall be attached to this section)

Board Members:

Marcelo Tenenbaum
Daniel J. Serrano
Miguel Angel Wilensky

Others Present:

Susan Capdeville, on behalf of "SADDLE UP TOWHOMES ASSOCIATION"
5010 S. University Drive, Davie, FL
(954) 434-0584

Meeting called to order at:

5250 University Drive, Davie, FL. 5:30pm – Monday, October 19th, 2009

Subject of Discussion: Site Plan Modification- Original Plan: 47 Townhomes
Proposed plan: Assisted Living Facility

Summary Report:

Ms. Susan Capdeville attended on behalf of herself and the Association of "Saddle up Townhomes"

Her concerns were as follows:

1. Would the proposed ALF function as an addiction rehabilitation center (for drugs and alcohol users)?
2. Would the proposed ALF function as a Medical Assistance Center?
3. Would the proposed ALF be operated by private owners or by a governmental institution?
4. As per the proposed plans, would the facility be accessed through 76th Ave?
5. What would be the capacity of the proposed ALF?
6. What is the expected date of opening?
7. Was an ALF a permitted use under the current zoning of the parcel, or would a rezoning be necessary?

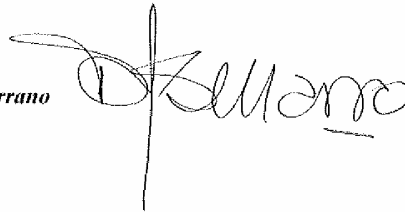
Our responses to her concerns were as continue:

1. The proposed ALF will not function as an addiction rehabilitation center under any circumstance
2. The proposed ALF intends to house only people of elderly age who does not require permanent medical assistance
3. The proposed ALF is privately owned and will be privately operated.
4. The capacity of the proposed ALF is 94 rooms.
5. The facility is expected to be open in approximately 24 months from now.
6. There will be no vehicular access to the property from 76 Ave.
7. A copy of the Zoning Determination letter issued by Town of Davie, stating that the proposed use was "conditionally permitted within the RM-10" was presented to Ms. Capdeville.

Assessment of the meeting:

No further questions were asked by Ms. Susan Capdeville, who confirmed to be satisfied with the responses obtained.

Meeting adjourned at 6:30 pm
Minutes submitted by Board Member Daniel Serrano


A handwritten signature in black ink, appearing to read "D. Serrano", with a vertical line extending downwards from the end of the signature.

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING II.

(The following information should be minutes of the second public hearing meet)

(All letters and/or phone calls received by the applicant from the public prior to the second Public Participation Meeting shall be attached to this section)

Aside from the board members, there was no attendance from the public, therefore, no discussion took place in this second meeting.


Daniel J. Serrano
10/26/09



CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)
HOLLYWOOD, FLORIDA 33024
www.centralbrowardwcd.org

BOARD OF COMMISSIONERS

Judy Ann Bunce, Chair
Mark Flynt, Vice-Chair
Douglas R. Bell
Kevin Biederman
David Donzella
Cris Fardelmann

TELEPHONE: (954) 432-5110
FAX: (954) 432-8603
E-Mail: mtcrowley@bellsouth.net

February 10, 2010

Ms. Lise Bazinet, Planner II
Town of Davie
Planning & Zoning Division
6591 Orange Drive
Davie, FL 33314

Re: Rodeo Village Site Plan Modification
SPM 9-5-09/09-114
Proposed Assisted Living Facility

Dear Ms. Bazinet:

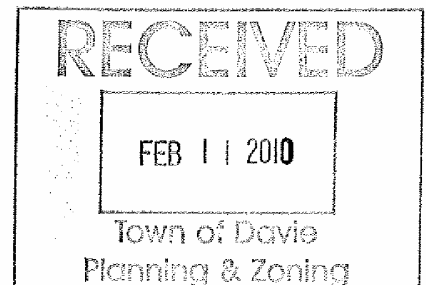
Please be advised that the Central Broward Water Control District has no objection to Rodeo Village project going to Town Council for approval prior to the District commission board meeting for approval.

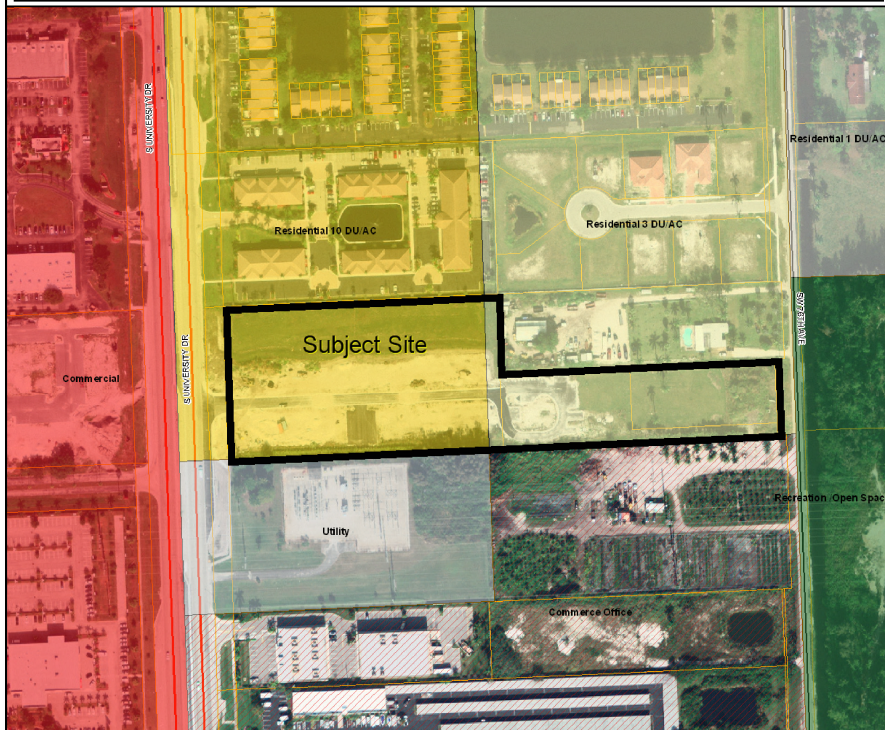
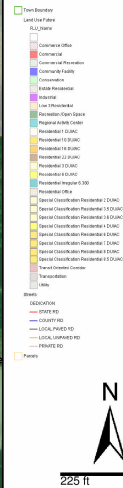
Do not hesitate to call should you have any questions or need more information.

Sincerely,

Michael Crowley
District Manager

MC/cd

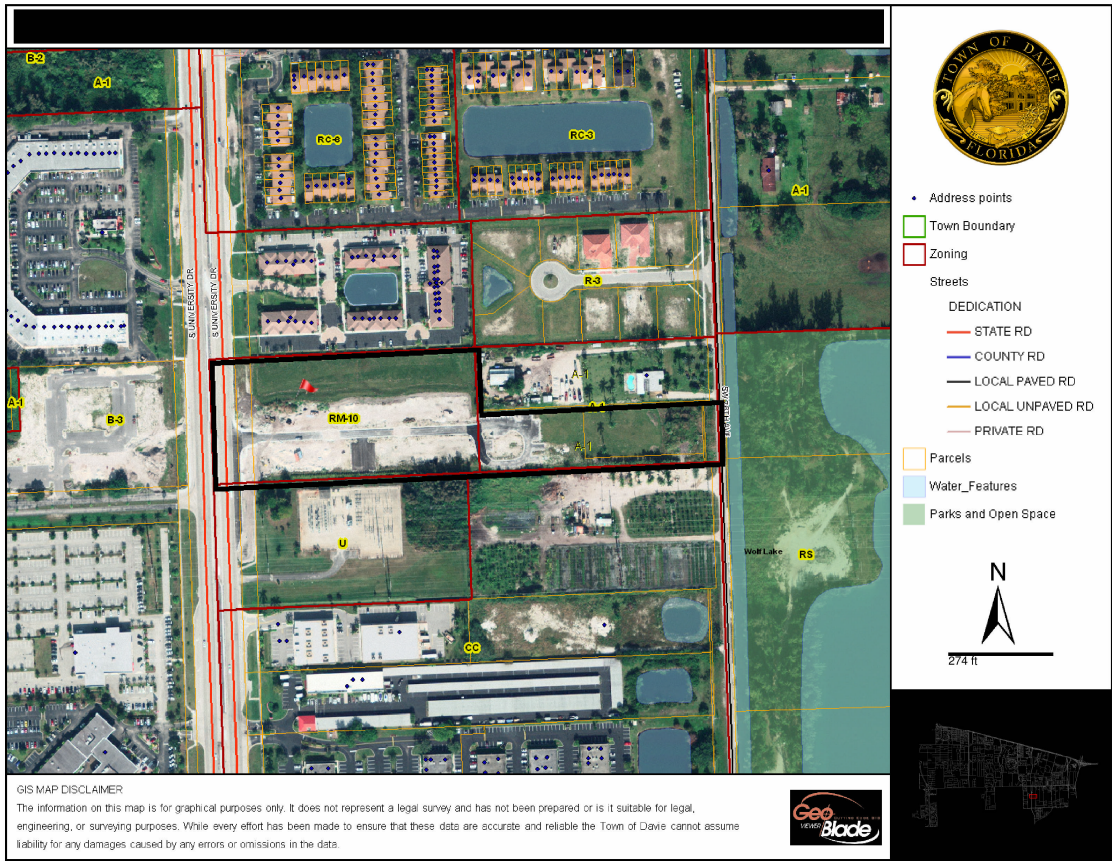


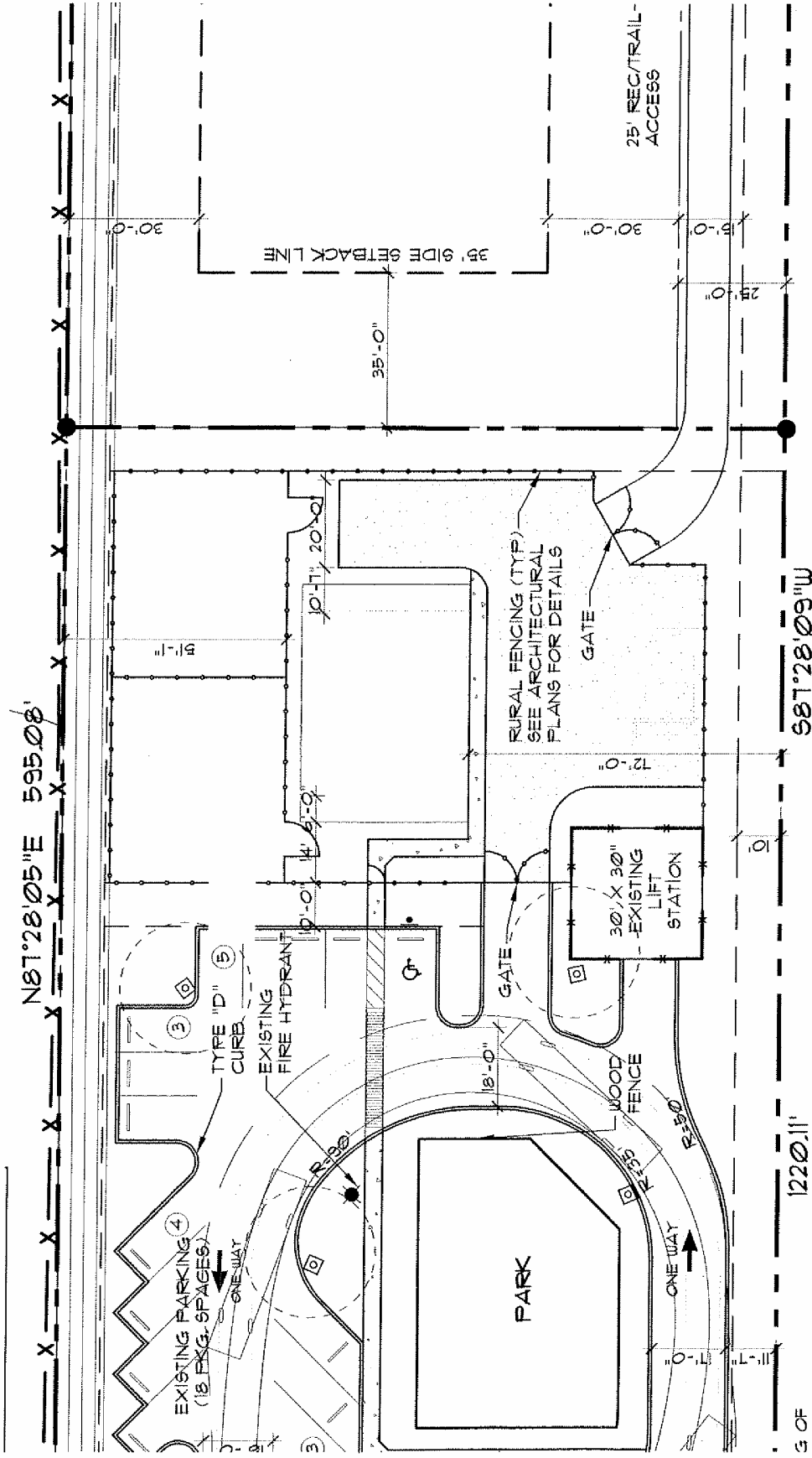


GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Dawie cannot assume liability for any damages caused by any errors or omissions in the data.







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EXHIBIT I

1/32" = 1'-0"

NEW CONSTRUCTION FOR: **PROPOSED ASSISTED LIVING FACILITY**

SOUTH OF GRIFFIN RD. & NORTH OF STIRLING RD.
 BETWEEN UNIVERSITY DRIVE & SW 76th AVE.
 TOWN OF DAVIE, FLORIDA



FRANK COSTOYA ARCHITECT, P.A.
 Architecture - Land Planning
 6230 South University Drive - Suite 108
 Davie, Florida 33328
 Tel: (954) 880-4440 / Fax: (954) 880-4441
 Member American Institute of Architects
 AA26000696 - AR0012198

 $1/32" = 1'-0"$ 

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NEW CONSTRUCTION FOR:

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